

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 07335

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>4150 ANASAZI</u>	TAX SCHEDULE NO. <u>2945-011-17-001</u>
SUBDIVISION <u>VISTA DEL NORTE</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2696 sq ft</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>STEVEN R. LEE</u> LEE HOMES INC.	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>202 CHIPETA AVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-245-3343</u>	USE OF EXISTING BLDGS <u>SFR</u>
(2) APPLICANT <u>LEE HOMES INC.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
(2) ADDRESS <u>2755 W. AVE</u>	
(2) TELEPHONE <u>970-248-4612</u>	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR-2</u>	Maximum coverage of lot by structures <u> </u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u> </u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>Cannot build or overhang into easement</u>
Maximum Height <u> </u>	CENSUS <u>10</u> TRAFFIC <u>21</u> ANNEX# <u> </u>

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steven R. Lee Date 10-11-98

Department Approval K. Valdez Date 10-15-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11680

Utility Accounting J. Adams Date 10-15-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT TO VERIFY DETAILS
IS NOT TRANSFERRED TO THE CITY PLANNING DEPARTMENT.

*Done OK
Rick Davis
10-12-98*

ACCEPTED *XV 10.15.98*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

N ↑

LOT 1
BLOCK 3
VISTA DEL NORTE

20'-0"
22'-11"

16'-2"

15'-0"

805 #

2696 #

29'-6"
DRIVEWAY

29'-6"

20'-0"

34'

ANASAZI CT.

E. PIAZZA PL.
S

W PLOT PLAN

